

Housing

2016/17

L – low effort / time commitment

M – medium effort / time

H – high effort / time

⌘ Indicates significant consulting resource support

Housing 2016/17			Scope			2016	2017
			Staff Effort	Public Engagement	Council / Boards	Accomplishments	Planned Actions
L – low effort / time commitment M – medium effort / time H – high effort / time \$ Indicates significant consulting resource support							
1. ADDRESS HOUSING ISSUES AS PART OF COMPREHENSIVE PLAN UPDATE							
a	Jobs/Housing Mix.	Consider potential adjustments to future mix and/or rate of residential and commercial growth.	H	H	H	Completed Phases 1 and 2 of the Update, including: <ul style="list-style-type: none">Developed land use scenarios.Draft updated housing policies.Approved land use changes (including Mt. Calvary Church site for affordable housing).	Present final plan, including policy and map changes for adoption by July 2017.
b	Land Use Map Adjustments.	Evaluate options in focused areas to advance community housing goals.					
c	Housing Product Types/Diversity.	Adjust zoning and regulations to facilitate a richer diversity of housing choices.					
d	BVCP Policies.	Update housing and neighborhood policies.					
2. CREATE A MIDDLE INCOME HOUSING STRATEGY							
a	Market Study.	Conduct a “Missing Middle” market analysis and identify potential interventions. \$	-	-	-	Completed Market Study.	
b	Create a middle income housing goal and strategy.	Create a Council and Planning Board working group to draft.	-	-	-	Completed the Middle Income Housing Strategy.	
c	Inclusionary Housing Program Update.	Update regulations to 1) include a middle income component 2) increase the effectiveness for low/mod income households 3) address credit and fee waivers for affordable projects. \$	H	M	M	Completed background work and project scoping.	Present program amendment options by Mar. 2017. Present final plan for adoption by Oct. 2017.
d	Down-payment assistance.	Explore a potential bond to fund a revolving loan for middle income home purchases.	M	M	M	Not on work plan	Present options for 2017 ballot measures in May 2017
e	Community Benefit.	Adopt community benefit policies and regulations to establish incentive-based zoning.	H	M	M	Completed some background work, policy drafted for adoption with BVCP.	Not on work plan
3. PRESERVE EXISTING AFFORDABLE HOUSING							
a	Short-Term Rentals.	Adopt changes to regulations addressing short-term rentals.	-	-	-	Completed amendments to short-term rental regulations.	
b	One-for-One Replacement.	Enable partner-owned housing projects to rebuild to the number of units currently on site in situations where zoning changes have reduced allowed density.	L	L	L	Completed background work.	Present proposal to Planning Board on Feb. 2017. Present Planning Board recommendation by April 2017
c	Preservation Priorities.	Identify priorities for preservation funding (housing types and target unit numbers for funding).	M			Not on work plan	Not on work plan
	Tenant and City Purchase Program.	Evaluate a potential program giving first right of refusal to tenants and/or city prior to the sale of market rate affordable rental units.	M			Not on work plan	Not on work plan
e	Mobile Home Parks.	Ongoing support for mobile home parks.	M	L	L	Increased MHP repair funds, completed infrastructure study, explored mediation services expansion, advocated at the state-level, supported model leases and legal services.	Continue to explore long-term stabilization of the Ponderosa Mobile Home Park. Timing TBD.
4. ACHIEVE OUR 10% GOAL							
a	Linkage Fee.	Implement the Affordable Housing Linkage Fee on non-residential development.	M	M	M	Completed phase-in of citywide Affordable Housing Linkage Fee.	Present Ordinance to revise fees based on 2016 Jobs Housing Nexus Analysis.
b	Tax Exempt Partnerships.	Explore with BHP the idea of using tax exempt partnerships to establish a pipeline of acquisitions.	L			Not on work plan	Not on work plan
5. PROJECTS, PARTNERSHIPS, GOVERNANCE AND OTHER							
a	Palo Park.	Complete family housing in partnership with BHP, Flatirons Habitat for Humanity, and neighborhood.	-	-	-	Completed site review and building permits.	Ground breaking ceremony in February
b	30 th and Pearl:	\$ <ul style="list-style-type: none">Develop and analyze options for redevelopment of site:Select and refine preferred option RFP and/ or sale	M	L	L	Completed analysis and options for affordable housing and mixed income, mixed-use development on the city-owned property at 30th and Pearl.	Present Council with a recommended proposal (through an RFP process) for development of the site by July 2017.
c	Neighborhood Pilot.	Pilot a new approach to partnering with neighborhoods to consider opportunities for “gentle infill” (e.g., issues of ADUs/OAUs, etc.)	L/M			Not on work plan	Not on work plan
d	Housing Strategy Governance.	Evaluate alternative structures for ongoing strategic oversight of the city’s housing efforts.	L/M			Not on work plan	Not on work plan
e	Cooperative Housing.	Make changes to regulations supporting cooperative housing while addressing neighborhood concerns.	-	-	-	Completed amendments to cooperative housing ordinance.	
f	Tiny Homes and MicroUnits.	Address code and related issues that hinder development of “tiny homes” and “microunits” in Boulder; consider potential pilot/demonstration projects.	L/M			Not on work plan	Not on work plan
g	Accessory Dwelling Units / Owner Accessory Units.	Identify minor code changes to reduce barriers to accessory housing.	L/M			Not on work plan	Not on work plan